

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT AND RECOMMENDATION**

April 8, 2004

FINAL RECORD PLATS: Parcel BL, Block M, Plat Seventy-Four, King Farm:
Irvington Centre

APPLICATION NUMBERS: PLT2004-00419

APPLICANT: King Farm Associates
8330 Boone Boulevard
Suite 460
Vienna, Virginia 22182-2624

DATE FILED: March 19, 2004

DESCRIPTION OF PROPERTY:

Size: 34,545 square feet or 0.7930 acres,
Location: King Farm: Irvington Centre
Zone: O-3 (with CPD95-0002 Special Development Procedure)
Present Use: Vacant
Comments: The applicant is proposing a parcel that will be development with a multi-family building.

PREVIOUS RELATED ACTION: The Mayor and Council reviewed and approved Comprehensive Planned Development Concept Application CPD95-0002 covering development on the King Farm site on July 18, 1996. Comprehensive Planned Development Detailed Application CPD2004-002AH is being reviewed by the Planning Commission concurrently with this plat.

STAFF COMMENTS: The plat proposes to create a parcel that will be developed with a seventeen-unit multi-family condo building. Review of the condominium building will be reviewed by the Planning Commission concurrently with the plat.

STAFF RECOMMENDATION: Approval, should the Commission approve CPD2004-002AH, subject to the conditions noted below:

1. That the plat be revised to make modifications/additions as identified on Planning Commission Exhibit "A" (in the Planning Division file) and resubmitted to the Planning Division for recordation. The final plat submission should include the original mylar plat, five mylar copies and two paper copies; and
2. That the final corrected Plat be submitted in an appropriate electronic format as specified in Section 25-782(c), (d) and (e) of the Rockville Zoning Ordinance.